

TOWN OF WEST POINT
TOWN BOARD MEETING MINUTES
March 12, 2026

Pursuant to Wisconsin State Statute 19.84, the Town Board of the Town of West Point held their regular monthly meeting on Thursday, March 12, 2026, at the West Point Town Hall and via Zoom. The meeting was published in the Tribune Enterprise, the Independent Star News, posted in the three designated places in the Town and on the Town's website.

The Town Board meeting was called to order by Ashley Nedeau-Owen - Town Chair, at 7:00p.m. The Town Board members present at the Town Hall were: Ashley Nedeau-Owen - Town Chair, Kevin Kessler - 1st Supervisor, John Ungrodt - 3rd Supervisor, and Brian Gasser - 4th Supervisor. Also present were Taffy Buchanan - Town Clerk and Sharon Richmond - Town Treasurer. Absent was Scott Earnest – 2nd Supervisor (excused).

The Pledge of Allegiance was said.

A motion was made by Brian Gasser to approve the agenda moving agenda item "Town Roads" up to #10, 2nd by John Ungrodt – motion carried unanimously.

Citizen Input – none

Copies of the February 12, 2026 regular Town Board Meeting minutes were emailed to each Town Board member prior to the meeting for their review. A motion was made by Brian Gasser to approve the minutes for the February 12, 2026 regular Town Board Meeting with a typographical correction, 2nd by John Ungrodt – motion carried unanimously.

The following report was presented by the Treasurer Sharon Richmond: General Fund as of February 28, 2026 - \$406,567.09; Coronavirus Recovery Acct (ARPA Funds) - \$21,689.57; Park Funds Restricted - \$2,727.00; Park Funds Unrestricted - 0; Historical Society is \$8,481.08; and Assessor's Plat Fund - \$0.00. The Town Treasurer and Town Clerk reconciled the bank accounts for the month of February.

Correspondence – Kevin Kessler received correspondence from the Pine Vista Community Board about trying to set up a time for a discussion with the

company that manages Pine Vista. The Town Chair has received multiple calls about wanting to haul heavy weight loads on Town Roads since the weight limits are on and he told them no. The Board of Review will be held Thursday, June 4th, 2026. The tree that fell across the road on Lake Drive last year is still on the side of the road. The Town Chair talked to Rich & Sue Wipperfurth about an easement they need for under the town road for their septic system to their new house. The Town received the Lodi Fire Chief Report dated February 18, 2026 and draft minutes from the January 21, 2026 Lodi Fire District Fire Commission Meeting. The Town received minutes from the Lodi Area EMS Commission meeting on January 21, 2026. Columbia County Board of Adjustments approved the Wipperfurth variance and denied the Statz variance. Columbia County Emergency Management will hold a Storm Spotter Training on May 12, 2026, at the Columbia County Law Enforcement Center.

The bills were reviewed by each Town Board member prior to the Town Board meeting. A copy of the bills, deposits, and budget for 2026 were given to each town board member for their information. A motion was made by John Ungrodt to approve paying the bills as presented, 2nd Brian Gasser – motion carried unanimously.

Columbia County Report – Doug Richmond reported the Merrimac Ferry is set to open for the season on March 21st. The County has hired a new Columbia County Veterans Service Operator. There is a large solar farm in Columbia County that has plans to be operational by September 2027 and a wind farm in 2028. Out of the twenty-eight Supervisor positions on ballots this April, seven will be contested. Doug brought with him the Columbia County Comprehensive Plan 2046 and the Columbia County Farmland Preservation Plan 2026 -2036 which were just amended and adopted March 18, 2026; he left a copy of both with the Town Clerk.

The bid opening for the Van Ness Road project will be April 7, 2026. The Town does not receive enough money from Transportation Aids to pay for the project and will need to borrow.

Other Road Issues: Last year the Town chipsealed Miller Court and Miller Road, and other Town Roads. The residents on Miller Court and Miller Road attended the meeting and voiced their concerns. Jeanne Miller said the road was in bad shape before, there were weeds that grew in the cracks and she would spray them; last fall the pea gravel was put down and they were disappointed, because they have gravel in their yards and bumps in the road. Paul Miller said they have a

deep pile of pea gravel in their yard. Michelle Wiedenfeld said the pea gravel had been plowed into her yard and pushed stakes over. Dodi Parker said the pea gravel is a one issue and the condition of Jensen Drive and wondering what the plan is to take care of it. Gene Unger mentioned that he would help with the asphalt on Jensen Drive. The Town Engineer received an estimate in December from the County to pave a 1-inch overlay with blacktop on Jensen Drive, but the Town must wait to see what the bids come in at for the Van Ness Road project. The Town Chair will contact the County to sweep the excess pea gravel on Miller Court & Miller Road. Kevin Kessler suggested the Board needs to remember that the pea gravel does not get pushed down very well in residential areas; this is the second time we had the County do this in a residential and both times the Town has received a lot of complaints.

“Impact of Abandoning Minor Roads and the Legal Process” - postponed until next month.

Amendments to Sections 6.04 and 6.14 of the Town of West Points Code of Ordinance Chapter 6 Land Division was opened at 8:20pm. Kevin Kessler explained the proposed amendments. No one else presented comments at the public hearing. The public hearing was closed at 8:25pm.

A motion was made by Kevin Kessler that the Town Board adopt Ordinance #2026-03-12 to amend Chapter 6, 2nd by Brian Gasser – motion carried unanimously. The adopted Ordinance #2026-03-12 is attached to the minutes.

The yearly contracts for mowing Selwood Park with Scott Ness, Ryan Park and the Transfer Site with Curtis Ryan were up for renewal.

A motion was made by Kevin Kessler to approve the renewal of the Selwood mowing contract at the same price as last year, \$50.00 per mowing, with Scott Ness, 2nd by John Ungrodt – motion carried unanimously.

A motion was made by Ashley Nedeau-Owen to approve the renewal of the Ryan Park mowing contract at a price of \$115.00 per mowing, with Curtis Ryan, 2nd by Kevin Kessler – motion carried unanimously.

A motion was made by John Ungrodt to approve the renewal of the Transfer Site mowing contract at the same price as last year, \$35.00 per mowing, with Curtis Ryan, 2nd by Brian Gasser – motion carried unanimously.

The Transfer Site Pasture / Cropland Lease with Wargo Acres was up for renewal. A motion was made by Brian Gasser to approve the renewal of the

Transfer Site Pasture / Cropland Lease at the same rate as last year, 2nd by John Ungrodt – motion carried unanimously.

The Town purchased new computers for the Clerk, Treasurer, and Town Chair last December and Andy Gollhofer has been setting them up for the Town. The Treasurer's computer is set up; he is currently working on the Clerk's, but needs some information from Sprinter before he can continue. He will send an email to the Clerk on what information is needed from Sprinter.

“Wood Burning Facility Permit” – The Clerk was instructed to take it off the agenda.

Reports:

Lodi Fire Commission – no meeting

Lodi EMS Commission – no meeting

Sauk Fire District – no meeting

Sauk Prairie Ambulance – no meeting

Plan Commission – no meeting

Park & Open Space Committee – no meeting

Triangle Meeting – Ashley Nedeau-Owen reported the Triangle meeting was on Monday and Mayor Ann Groves-Lloyd is putting information together for grants and reaching out to Grothman and Baldwin to get support. The next meeting will be March 18th, 2026.

The Town Board would like Attorney Jesse Spankowski to review the Lodi Area EMS Inter-Governmental Agreement and put a date on the version he reviewed; they would like it done before the next EMS Commission meeting on Wednesday the 18th, so the EMS Commission can review the same version. The Town Chair will contact the Town Attorney.

A motion was made by Ashley Nedeau-Owen to approve the 2026 Columbia County Mobile Home Inventory Form for Farm Labor with the “2026 Status” box marked “SAME”, 2nd by John Ungrodt – yes 3, no 0, abstain 1 - motion carried.

Columbia County Emergency Management has put together an “All Hazard Mitigation Plan Survey” that they would like all the Towns to fill out. The Town Chair and Clerk will complete it and submit it.

The Town Chair investigated costs of Town emails for all the Supervisors. No action was taken.

The next regular Town Board meeting will be on Thursday, April 9, 2026, at 7:00pm, on the agenda is: Lodi Area EMS IGA, Town email addresses, abandoning of minor Town Roads, Town roads, and any other business that can be legally added to the agenda.

A motion was made by Kevin Kessler to adjourn the March 12, 2026, Town Board meeting at 9:40pm, 2nd by Brian Gasser – motion carried unanimously.

Respectfully Submitted By
Taffy Buchanan, Town Clerk

Ordinance #2026-03-12

TOWN OF WEST POINT ORDINANCE AMENDING SECTIONS 6.04 and 6.14 OF THE TOWN
CODE OF ORDINANCES

The Town Board of the Town of West Point, Columbia County, Wisconsin, does hereby ordain as follows:

WHEREAS, the Town of West Point has exercised its authority under s. 66.0103, Wis. Stats., to adopt a code of ordinances; and

WHEREAS, the Town has adopted Chapters 6 of its Code of Ordinances entitled "LAND DIVISION LAND DIVISION, SITING CRITERIA AND TRANSFER OF RESIDENTIAL DEVELOPMENT RIGHTS REGULATIONS" respectively; and

WHEREAS the Town of West Point Town Board has concluded that Chapter 6 of the Code of Ordinances should be amended to clarify the Town's intent regarding, among other issues, development rights and the number of mobile homes allowed in a licensed Mobile Home Park;

NOW, THEREFORE, BE IT RESOLVED, that Sections 6.04 and 6.14 of the Town of West Point Code of Ordinances are hereby amended as follows:

Subsection 6.04(A)(intro.) of the Town of West Point Code of Ordinances is hereby rescinded and recreated to read:

6.04(A)(intro.)

(A) ~~Rights to be Determined~~. With respect to any proposed Land Division, including a Large Parcel Land Division, Lot Line Adjustment, or Existing Rural Residence Land Division, the applicable number of Development Rights shall be first determined taking into consideration the classification of land under the Town's Comprehensive Plan. The Land Divider shall be responsible for researching and documenting the applicable number of available Development Rights and presenting such documentation to the Town for review and approval. Section 6.04 does not apply to a parcel which is licensed as a Mobile Home Park under Chap. 9 of the Code. The maximum number of mobile homes within a Mobile Home Park shall be determined in accordance with s. 9.04 of the Code.

Subsection 6.04(A)(2)(d) of the West Point Code of Ordinances is hereby rescinded and recreated to read:

6.04(A)(2)(d)

Condominiums. Unless a Parcel is designated and mapped for future use as Multi-Family Residential in the Comprehensive Plan, the maximum number of Development Rights available and permitted in connection with a Condominium for which a Dwelling Unit may be constructed is identical in number as the determination under Section 6.04(A)(2)(a) of this Section. If the Parcel is designated and mapped for future use as Multi-Family Residential, the number of Development Rights available shall be determined in accordance with s. 6.04(B).

Subsection 6.14(B) of the West Point Code of Ordinances is hereby rescinded and recreated to read:

6.14(B)

(B) Additional Information. The CSM shall also show the following information correctly on its face. If any of this information is prohibited by state law or County ordinance from appearing on a CSM, the applicant may provide the information on a separate exhibit.

This Ordinance shall be effective upon publication and posting as provided by law.

Adopted this 12th day of March, 2026,

TOWN OF WEST POINT, Town Board



Ashley Nedeau-Owen, Town Board Chair



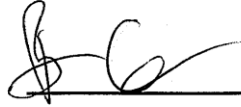
Kevin Kessler, Town Board Supervisor 1

Absent

Scott Earnest, Town Board Supervisor 2

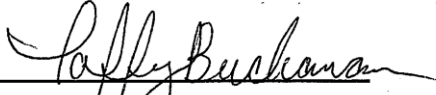


John Ungrodt, Town Board Supervisor 3



Brian Gasser, Town Board Supervisor 4

Attest:



Taffy Buchanan, Town Clerk

Posted: March _____, 2026